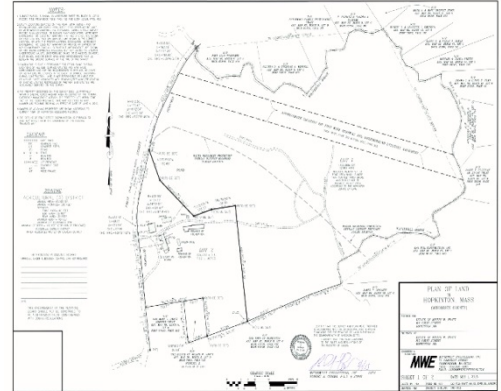


Article 48 Summary Fact Sheet

Purchase of Pratt Estate Property

Overview

- Town's Purchase of 32.68 acres of the Pratt Farm, subject to the HSLA's interest in a Deed Restriction.
- Opportunity to preserve a valuable water resource and create a unique recreational asset for Town's future.
- Acquisition at very favorable price without MGL 61A
- Price: \$2.5 Million
- 1st Year impact per \$100,000 assessed value = \$8.66
- Cost to average (\$494,685) single family home: \$42.84.



Reason 1 for Purchase – Municipal Water Resource Area

- Availability of an adequate water supply is a long-term municipal concern as the town's population increases. Hopkinton's municipal wells provide drinking water for about 56% of the Town. Hopkinton currently relies upon Ashland's wells as a resource.
- The protection of existing municipal well sites and recharge areas, preservation of watersheds for all water resources, and identifying new water sources and providing adequate protection for them is an important goal for the community.
- The Pratt Farm is a valuable water resource as a potential municipal well site & ground water recharge area and is adjacent to the existing town wells.
- Acquisition may assist in meeting Storm Water Management Initiative.
- Abuts the Fruit Street site currently owned by the Town.

Reason 2 for Purchase – Create a Unique Outdoor Resource

- Following acquisition, the Town will create a Master Plan to identify and provide multiple resident uses of the property that will benefit the entire community, such as:
 - Trail Network
 - Day Use Areas
 - Community Supported Agricultural Projects
- A central element of proposed Master Plan will be a collaboration agreement with Hopkinton Scout Leaders Association, Inc. (HSLA). The Town will seek input from HSLA and the community for the site's intended recreational and other uses.

Reason 3 for Purchase – Beneficial Collaboration with Local Scouting

- HSLA was created in 1949 with the mission of supporting scouting programs for boys and girls within the Town of Hopkinton.
- HSLA is comprised of representatives of each Girl Scout, Cub Scout, and Boy Scout unit in Town.



- Prior to the Town’s purchase the Pratt Estate will transfer a 1.6 acre interest to enable HSLA to construct at its own cost a Scout Lodge that will be a permanent home for the hundreds of Hopkinton’s Cub, Boy, & Girl Scouts and their parents who serve as volunteer Scout Leaders.
- As part of the collaboration agreement, HSLA will encourage local scouting units to support creation of the site’s infrastructure, such as trails, through community service including Boy Scout Eagle projects and Girl Scout Gold Award projects. The infrastructure will be open for use by the entire community and will become a valued benefit to the Town as a whole.

Reason 4 for Purchase – Preserve Vital Natural Resources

- The proposed Site Master Plan will preserve the parcel’s natural beauty and enhance the Town’s natural resources, including open space, wetlands, and wildlife habitat.
- The 2013 Open Space and Recreational Plan stated: “Development which could negatively impact the resources in and around the Town’s wells in the future is a major concern of residents.” Source: p 53.
- This site abuts existing town wells and was identified as a target acquisition in the 2013 Hopkinton Open Space Master Plan, and its purchase adheres to the Vision statement recently approved by the Town.
- The Personal Representative of the Pratt Estate is a fiduciary who is required to sell and develop the property if the Town does not purchase. Due to its prime location and topography, the Pratt Farm is a prime location for development. Failure to purchase will result in a substantial development of the site which could undercut the Town’s objectives as stated in the 2013 Hopkinton Open Space Master Plan.

Information contained herein includes data from the 2013 Hopkinton Open Space and Recreational Plan.